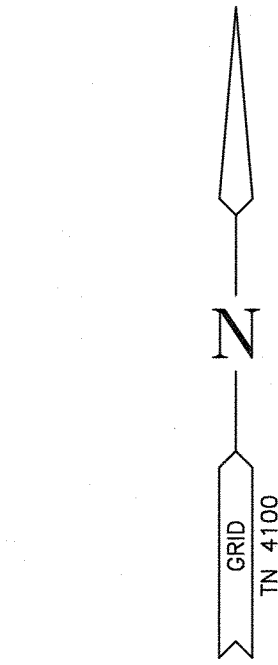
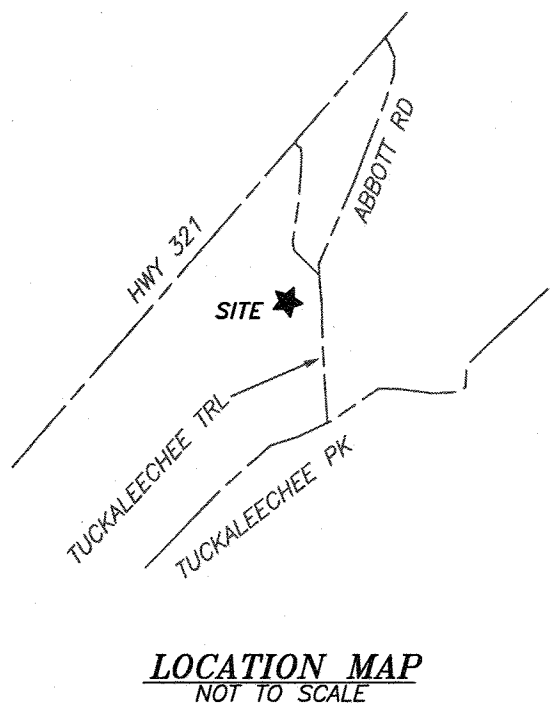
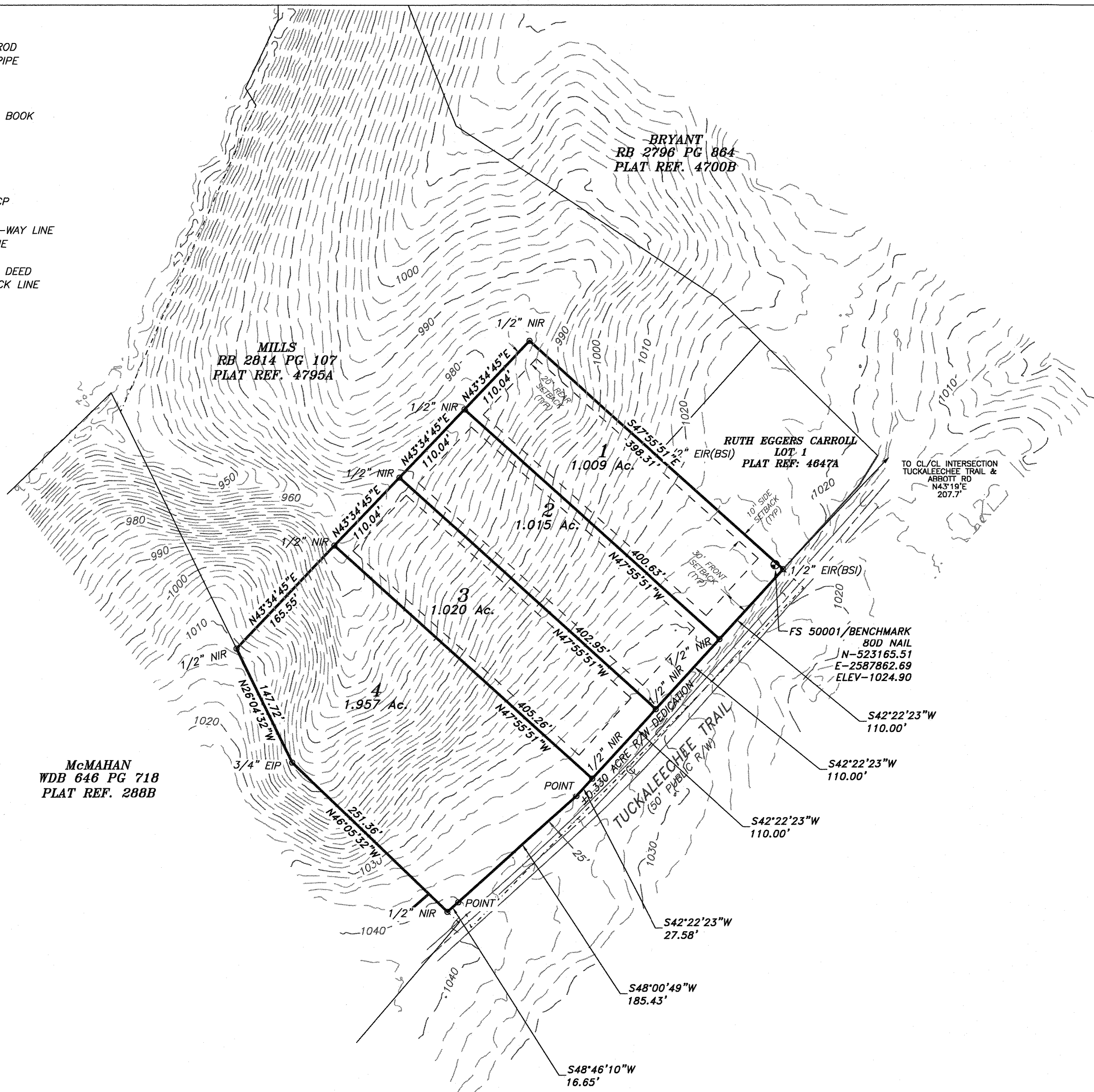


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LEGEND:

- EIR EXISTING IRON ROD
EIP EXISTING IRON PIPE
NIR NEW IRON ROD
Ac. ACRES
SF SQUARE FEET
WDB WARRANTY DEED BOOK
RB RECORD BOOK
PG PAGE
TYP TYPICAL
R/W RIGHT-OF-WAY
CL CENTERLINE
● FIXED STATION CP
— BOUNDARY LINE
— ROAD RIGHT-OF-WAY LINE
— ROAD CENTERLINE
— EDGE OF ROAD
- - - TRACT LINE PER DEED
- - - BUILDING SETBACK LINE



SURVEYOR'S NOTES:

1. Drainage and utility easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines.
2. Front Building setback shall be 30 feet from all street rights-of-way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the Zoning Ordinances.
3. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
4. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
5. Located in Flood Zone "X" (area of minimal flood hazard), according to Flood Insurance Rate Map 47009C0250C, dated September 19, 2007.
6. The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.
7. Zoning: Blount County Rural District 1 (R-1).
8. Contours shown hereon were taken from State of Tennessee GIS LIDAR data. 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.

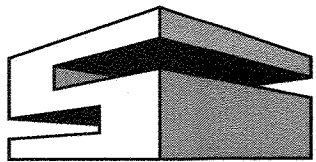
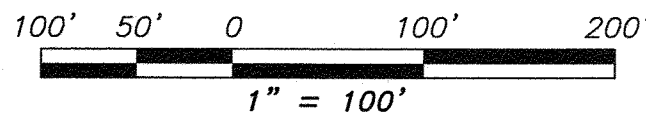
TOTAL ACREAGE:

4 LOTS - TOTAL ACREAGE: 5.001
DEDICATED RIGHT-OF-WAY TOTAL ACREAGE: 0.330

OWNER/CLIENT

PREFERRED HOMES, LLC
228 STOUTOWN ROAD
BLAINE, TN 37709

DISTRICT 9, BLOUNT COUNTY
RB 2814 PG 107
TAX MAP 59 PARCEL 28.00
EVADELL L. EGGERS SUBDIVISION
PLAT REF. 4795A



SINCE 1979

STERLING
ENGINEERING, INC.

**LAND SURVEYING
CIVIL ENGINEERING
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1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401

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37802-4878

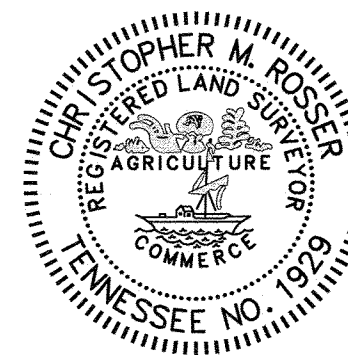
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

LOTS 1 - 4

PRELIMINARY SUBDIVISION PLAT

**EVADELL L. EGGERS
SUBDIVISION**

PREFERRED HOMES, LLC. BLOUNT COUNTY, TN



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SHEET

PS

DESIGNED:

DRAWN: **SDC**

CHECKED: **CMR**

DATE: **07/22/2025**

SCALE: **1" = 100'**

DRAWING: **8274-PS**

PROJECT NO:
SEI#8274